



City of Sanibel

**ADDENDUM NO. 1**  
**November 25, 2025**

RE: City Hall Finance & IT Wing HVAC Replacement Project(ITB-PW-2-2026/SK) Proposal due date: December 4, 2025 at 2:30pm

FROM: City of Sanibel  
800 Dunlop Road  
Sanibel, FL 33957

TO: Prospective Bidders and Others Concerned

This addendum is hereby incorporated into the bid documents of the project referenced above. The following items are clarifications, corrections, additions, deletions, and/or revisions to and shall take precedence over the original document.

**A. Questions and Answers**

Question No. 1: Breakroom/Lounge 21- Drawing shows head unit to be hanging by entry door. Where do you want it to condensate to? Could the head unit be moved to the back wall by where the existing condensers are all located?

Response No. 1: Exact location of mini-split may be relocated within room at contractor's discretion. However, due to the windows on the proposed side of the building, it may not be possible to install as proposed. The specified unit is 13 3/8" tall and requires 2" of clear space above it per installation instructions. If that space will accommodate that installation above the windows, then it may be relocated. Condensate shall be coordinate in field to go down to ground level and spill on grade.

Question No. 2: Units 4&5. Per the drawing, these look to be in the "communication room," where there is no existing units. Is it the 2- Liebert units that are going to be replaced in the IT room?

Response No. 2: Correct. Units 4 & 5 are to replace the Liebert units

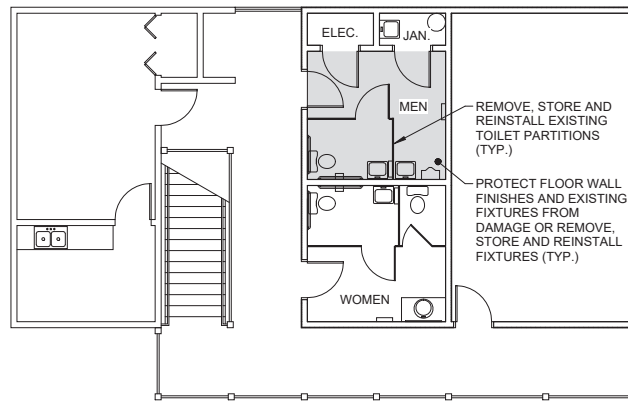
Question No. 3: Units 1 and 2 in the men's bathroom. States that only 1 unit down at a time. Since these air handlers are stacked, we would have to replace these at the same time. Would this suffice?

Response No. 3: The owner's design intent is that there is no downtime in the office, excepting where supplemental temporary air conditioning is provided. If the contractor needs or prefers to install both units at the same time, it would be at their discretion, but

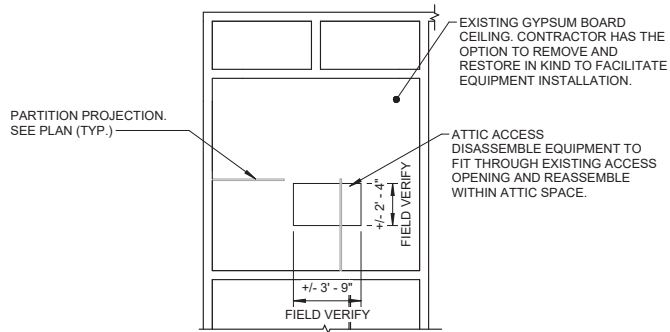
scheduling or coordination with the owner must take place to prevent office downtime.

- Question No. 4: General key notes(#18) states that metal ductwork shall be fabricated, supported and installed, but in the mechanical keynotes(#1) states that the existing ductwork to remain and reused. Are we reusing the existing ductwork for CU-AHU1/CU-AHU2 or demoing it out and replacing with new?
- Response No. 4: It is expected that minor ductwork repairs and replacement will be needed for the HVAC replacements, but generally the existing ductwork and distribution is to remain.
- Question No. 5: On the bid documents under liquidated damages, it shows at \$1,500.00 per day but then is crossed out in red. Can you please verify what the liquidated damages are?
- Response No. 5: Liquidated damages are \$100 per day.
- Question No. 6: It talks about removing and replacing the bathroom ceiling. Is this demoing the entire ceiling? If so, are we going back with hard ceiling or ceiling grid?
- Response No. 6: Contractor has the option to remove and restore in kind the existing ceiling to facilitate equipment installation. See attached drawing sheet A1.

11/25/2025 2:21:43 PM C:\Revit\Projects\2022\ENG25-0284 Sanibel City Hall HVAC Replacement\_R23\_Jimenez.Rafael.rvt



1 IT / FINANCE DEPT. WING PARTIAL PLAN  
SCALE: 1/8" = 1'-0"



2 MEN RESTROOM REFLECTED CEILING PLAN  
SCALE: 3/16" = 1'-0"

Project:  
CITY HALL HVAC REPLACEMENT  
800 DUNLOP RD, SANIBEL, FL 33957

CITY OF SANIBEL



Weston & Sampson

Weston & Sampson Engineers, Inc.  
4210 Metro Parkway, Suite 230  
Fort Myers, FL 33916  
239.437.4601 800.SAMPSON  
www.westonandsampson.com

Revisions:

No.	Date	Description

Issued For:  
ADDENDUM 1

Scale: As indicated

Date: 11/25/2025  
Draw By: SD  
Reviewed By: RJ  
Approved By: RJ

W&S Project No.: ENG25-0284

Drawing Title:  
IT/ FINANCE DEPT. WING  
PARTIAL PLAN &  
REFLECTED CEILING

Sheet Number:

A1

**A. ACKNOWLEDGEMENT OF ADDENDA**

- a. The Bidder shall acknowledge receipt of this addendum by completing the applicable section in the solicitation or by completion of the acknowledgement information on the addendum. Either form of acknowledgement must be completed and returned not later than the date and time for receipt of bid.
- b. All other terms, conditions and specifications of ITB-PW-2-2026/SK remain the same.
- c. Receipt acknowledged by:

---

Authorized Signature & Date Signed

---

Title

---

Name of Firm